

EASEMENT FOR INGRESS AND EGRESS

JOSEPH G. AUSTIN, ET. AL.  
GRANTORS

TO

SHIRLEY ANNE JOHNSON, a married woman  
GRANTEE

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable legal consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned Grantors, Joseph G. Austin and William H. Austin, Jr., do hereby grant unto Shirley Anne Johnson, a married woman, an unobstructed easement for ingress and egress to the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Beginning at a point 1400.0 feet west of and on the south line of Section 15, Township 2 South, Range 9 West, thence South 85 degrees 32 minutes 40 seconds West along said Section line and Star Landing Road 700.0 feet; thence North 4 degrees 27 minutes 20 seconds West 700.0 feet; thence North 85 degrees 32 minutes 40 seconds East 700.00 feet; thence South 4 degrees 27 minutes 20 seconds East 700.0 feet to the point of beginning, containing 11.25 acres, and being the same property conveyed to the Grantee herein by Warranty Deed dated September 23, 1987, by Joseph G. Austin and wife, Dixie I. Austin, which Deed was recorded in the Office of the Chancery Clerk of DeSoto County, Mississippi, in Deed Book 199, Page 107.

Said Easement to follow the existing driveway from Star Landing Road to the East boundary of the above-described property and in no event to extend beyond the northernmost boundary of the above-described property, which existing driveway cuts across the corner of the property owned by the undersigned Grantors, and further being a portion of that certain easement conveyed to L. Sturgis Monteith, et. ux., by Warranty Deed dated July 9, 1987, and recorded in the Office of the Chancery Clerk of DeSoto County, Mississippi, in Deed Book 196, Page 727, said entire easement being more particularly described on the survey of Danny S. Rutherford, R.L.S., attached thereto.

The Easement described herein is to and shall run with the land and shall be for the use and benefit of Shirley Anne Johnson, owner of the adjacent land described above, her heirs, executors, administrators and assigns.

By way of explanation, the property which the hereinabove-conveyed easement crosses is a portion of the land owned by W. H. Austin, Sr., who died testate July 6, 1971. His estate was probated in DeSoto County, Mississippi, cause number 71-279, and his property was left to his wife, Josephine G. Austin and his only children, Joseph G. Austin and William H. Austin, Jr. Josephine G. Austin died testate on January 13, 1984, and her estate was probated in DeSoto County, Mississippi, in cause number 84-1-55. Her will left all real estate to her surviving sons, Joseph G. Austin and William H. Austin, Jr.

The property across which the hereinabove-described Easement runs is not now nor has it ever been a part of the homestead of the Grantors herein and it is not necessary for the Grantors' spouses to join in this conveyance.

WITNESS THE SIGNATURES of the undersigned Grantors on the day and date indicated.

Joseph G. Austin  
JOSEPH G. AUSTIN  
William H. Austin, Jr.  
WILLIAM H. AUSTIN, JR.

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

THIS DAY PERSONALLY APPEARED before me, the undersigned authority within and for the State and County aforesaid, the within-named Joseph G. Austin who acknowledged that he signed and delivered the above and foregoing Warranty Deed as and for his free and voluntary act and deed.

GIVEN UNDER MY HAND AND OFFICIAL seal of office, this the 22<sup>nd</sup> day of December, 1987.

Peggy A. Baker  
NOTARY PUBLIC

My Commission Expires: My Commission Expires March 13, 1988

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

THIS DAY PERSONALLY APPEARED before me, the undersigned authority within and for the State and County aforesaid, the within-named William H. Austin, Jr. who acknowledged that he signed and delivered the above and foregoing Warranty Deed as his free and voluntary act and deed.

GIVEN UNDER MY HAND AND OFFICIAL seal of office, this the 21<sup>st</sup> day of December, 1987.

David V. [Signature]  
NOTARY PUBLIC

My Commission Expires: 10-5-89

Grantors' Address and Telephone No:

Joseph G. Austin  
6400 Brooks Manor Cove  
Memphis, TN 38119-5409  
(901) 763-0760

William H. Austin, Jr.  
950 Holly Springs Street  
Hernando, MS 38632  
(601) 368-7888

Grantee's Address and Telephone No:

Shirley Anne Johnson  
8280 Star Landing Road  
Lake Cormorant, MS 38641  
(601) 781-0439